



PLANNING AND ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	12/11/07	AGENDA REQUEST NO:	II A
INITIATED BY:	SABINE SOMERS-KUENZEL, AICP DIRECTOR OF PLANNING	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	SABINE SOMERS-KUENZEL, AICP DIRECTOR OF PLANNING AND KIRK BISHOP, DUNCAN	DEPARTMENT HEAD:	SABINE SOMERS-KUENZEL, ACIP DIRECTOR OF PLANNING <i>AS</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	UPDATE OF FY 2007 STRATEGIC PROJECT - DEVELOPMENT CODE CHANGES WORKSHOP		
EXHIBITS:	SUMMARY OF SIX DISCUSSION TOPICS; REVIEW MATERIALS (HARD COPY ONLY TO BE INCLUDED IN A BINDER FOR DEVELOPMENT CODE REFERENCE)		
CLEARANCES		APPROVAL	
LEGAL:	NA	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, ACIP DIRECTOR OF PLANNING <i>AS</i>
RECOMMENDED ACTION			
Receive presentation and discuss			

EXECUTIVE SUMMARY

Several months ago, the City Council discussed issues related to updating the Development Code. Council formed a Task Force to review all of the issues. The Task Force, consisting of Council Members Jones, Hosley and Schiff, identified key code sections for updating and revising.

The consultant services were divided into two separate contracts since there are two distinct and separate areas of work that were identified. The first project includes bringing forward options to address vesting issues and creating policies for the Zoning Board of Adjustments. This work requires a thorough knowledge of Zoning Board of Adjustment proceedings and procedures as well as the Chapter 245 of the Texas Local Government Code (commonly referred to as the “Texas Vesting Statute”). We have recently signed a contract with a firm, IPS Group. They have begun research and should be completed by the fourth quarter of FY ‘08.

The second contract will take more time and will require a more expansive range of consultant experience and public input to address the following issues:

- Non-single Family Infill Development
- Development Quality
- Single Family Infill Development
- Performance Measures & Standards for mitigating development impacts

In September, the City Council approved a contract with Duncan and Associates once their proposal was determined to rank highest. The final scope of work is attached to the contract. Kirk Bishop with Duncan and Associates will be present to workshop this item with the Commission. This first meeting is intended to introduce the subjects, areas of the code to be amended, and to begin discussions regarding the issues.

We have prepared materials for the Commission to organize the issues and provide a roadmap for accomplishing this project. These include ordinance excerpts as well as information from some examples of cases that have provided the impetus for ordinance change discussions. These materials are in hard copy form with this packet – we will provide the Commissioners with binders at the December 11 workshop meeting. The binders can be kept for future reference with continued Commission involvement in the project this year.

EXHIBITS

SUMMARY – DISCUSSION TOPICS

Italicized type indicates current regulation

Underlined type indicates available tools/potential regulation

SMALL CAPITAL TYPE INDICATES TASKS TO BE ACCOMPLISHED OVER THE NEXT FEW MONTHS

#1 SINGLE FAMILY RESIDENTIAL ISSUES (in-fill; tear downs; the “too big” house)

- Contextual Standards
 - o *Setbacks*
 - o *Building coverage*
 - o *Height*
 - o Step backs
 - o Floor to area ratios
 - o Building volume ratios
 - o Landscape volume ratios
 - o Others?
- REVIEW EXAMPLES – 410 BROOKS; 73 THE OVAL; OTHERS?
- DETERMINE WHAT/HOW MUCH TO FURTHER REGULATE

Notes:

#2 COMMERCIAL INFILL – (Infill/Redevelopment/Remodel)

- Height impacts
 - o *Bulk Plane requirements*
 - o Additional height regulations
 - o Additional setbacks relative to height
 - o Visual buffer regulations
 - o Others?
- REVIEW EXAMPLES – LAKE POINTE CONDOS; NOEL FURNITURE
- DETERMINE WHAT/HOW MUCH TO FURTHER REGULATE

Notes:

#3 COMMERCIAL INFILL – (Infill/Redevelopment/Remodel)

- Photometric standards/lighting standards (Lighting)
 - o *Minimum lighting*
 - o *Parking lot lighting not permitted to orient into R-districts*
 - o Maximum lighting
 - o Regulation for all potentially intrusive lighting
 - o Others?
- REVIEW EXAMPLES – DILLARDS GARAGE; LIFETIME FITNESS
- DETERMINE WHAT/HOW MUCH TO REGULATE

Notes:

#4 COMMERCIAL INFILL – (Infill/Redevelopment/Remodel)

- Building Finishes (Aesthetics)
 - o Building finishes required on all sides (wall-by-wall)
 - o Others?
- REVIEW EXAMPLES – NOEL FURNITURE
- DETERMINE WHETHER TO FURTHER REGULATE

Notes:

#5 COMMERCIAL INFILL – (Infill/Redevelopment/Remodel)

- Parking garages
 - o 2007 Ordinance amendment
 - o Others?
- REVIEW CODE
- DETERMINE WHETHER TO FURTHER REGULATE OR TO CHANGE

Notes:

#6 COMMERCIAL INFILL – (Infill/Redevelopment/Remodel)

- Light industrial adjacent to residential
 - o *TCEQ regulates all environmental (health-related) impacts (smoke, glare, chemicals, etc.)*
 - o *6' wide parking lot setback (also applies to most commercial districts other than B-O, which requires 20' parking lot setback) – conflicts with powerline easements*
 - o *6' wood fence*
 - o *1 tree/30'*
 - o *500' separation for Metal Stamping use; otherwise CUP required*
 - o *Bulk plane*
 - o Increase parking lot setback (20'?)
 - o Increase height of fence (8'?); require masonry
 - o Include shrub requirement
 - o 70 dbf maximum at property line for metal stamping use
 - o Require CUP for all uses within 500' of residential
 - o Extend dbf maximum to all uses
 - o Regulate exterior finished/openings at rear adjacent to R-district
 - o Regulate location/other aspects of truck areas (both loading and circulation areas) with buffering, noise, location, separation standards
 - o Others?
- REVIEW CODE
- DETERMINE WHETHER TO FURTHER REGULATE OR TO CHANGE

Notes:

